FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Canal Plaza Condo Association
DOCKET NO.: 22-52808.001-C-3 through 22-52808.048-C-3
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Canal Plaza Condo Association, the appellant(s), by attorney Paul K. Lee, of The Law Office of Paul K. Lee in Chicago; and the Cook County Board of Review.

Prior to the hearing the parties reached an agreement as to the correct assessment of the subject property. This assessment agreement was presented to and considered by the Property Tax Appeal Board.

After reviewing the record and considering the evidence submitted, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this **Cook** County appeal. The Property Tax Appeal Board further finds that the agreement of the parties is proper, and the correct assessed valuation of the property is:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
22-52808.001-C-3	17-28-104-040-1001	6,103	70,465	$76,568
22-52808.002-C-3	17-28-104-040-1002	6,659	76,550	$83,209
22-52808.003-C-3	17-28-104-040-1003	6,670	76,673	$83,343
22-52808.004-C-3	17-28-104-040-1004	6,670	76,673	$83,343
22-52808.005-C-3	17-28-104-040-1005	6,636	76,270	$82,906
22-52808.006-C-3	17-28-104-040-1006	6,717	77,199	$83,916
22-52808.007-C-3	17-28-104-040-1007	7,658	88,005	$95,663
22-52808.008-C-3	17-28-104-040-1008	7,536	86,613	$94,149
22-52808.009-C-3	17-28-104-040-1009	3,330	38,274	$41,604
22-52808.010-C-3	17-28-104-040-1010	7,281	83,671	$90,952
22-52808.011-C-3	17-28-104-040-1011	7,368	84,693	$92,061
22-52808.012-C-3	17-28-104-040-1012	7,345	84,414	$91,759
22-52808.013-C-3	17-28-104-040-1013	7,310	84,011	$91,321
22-52808.014-C-3	17-28-104-040-1014	5,636	64,781	$70,417
22-52808.015-C-3	17-28-104-040-1015	6,595	75,806	$82,401
22-52808.016-C-3	17-28-104-040-1016	3,446	39,606	$43,052
22-52808.017-C-3	17-28-104-040-1017	8,338	95,841	$104,179
22-52808.018-C-3	17-28-104-040-1018	6,932	79,676	$86,608
22-52808.019-C-3	17-28-104-040-1019	5,904	67,847	$73,751
22-52808.020-C-3	17-28-104-040-1020	6,705	77,075	$83,780
22-52808.021-C-3	17-28-104-040-1021	6,694	76,952	$83,646

22-52808.022-C-3	17-28-104-040-1022	6,694	76,952	$83,646
22-52808.023-C-3	17-28-104-040-1023	6,699	77,015	$83,714
22-52808.024-C-3	17-28-104-040-1024	6,694	76,952	$83,646
22-52808.025-C-3	17-28-104-040-1025	7,652	87,944	$95,596
22-52808.026-C-3	17-28-104-040-1026	7,571	87,015	$94,586
22-52808.027-C-3	17-28-104-040-1027	3,266	37,531	$40,797
22-52808.028-C-3	17-28-104-040-1028	1,470	19,964	$21,434
22-52808.029-C-3	17-28-104-040-1029	1,517	20,585	$22,102
22-52808.030-C-3	17-28-104-040-1030	1,534	20,804	$22,338
22-52808.031-C-3	17-28-104-040-1031	1,528	20,731	$22,259
22-52808.032-C-3	17-28-104-040-1032	1,470	19,964	$21,434
22-52808.033-C-3	17-28-104-040-1033	1,522	20,659	$22,181
22-52808.034-C-3	17-28-104-040-1034	1,534	20,803	$22,337
22-52808.035-C-3	17-28-104-040-1035	1,517	20,585	$22,102
22-52808.036-C-3	17-28-104-040-1036	1,476	20,037	$21,513
22-52808.037-C-3	17-28-104-040-1037	1,528	20,731	$22,259
22-52808.038-C-3	17-28-104-040-1038	1,534	20,803	$22,337
22-52808.039-C-3	17-28-104-040-1039	1,522	20,659	$22,181
22-52808.040-C-3	17-28-104-040-1040	1,464	16,676	$18,140
22-52808.041-C-3	17-28-104-040-1041	1,522	20,659	$22,181
22-52808.042-C-3	17-28-104-040-1043	1,528	20,731	$22,259
22-52808.043-C-3	17-28-104-040-1044	1,889	25,631	$27,520
22-52808.044-C-3	17-28-104-040-1045	1,517	20,585	$22,102
22-52808.045-C-3	17-28-104-040-1046	1,894	25,704	$27,598
22-52808.046-C-3	17-28-104-040-1047	1,522	20,659	$22,181
22-52808.047-C-3	17-28-104-040-1048	1,813	24,607	$26,420
22-52808.048-C-3	17-28-104-040-1049	1,493	20,256	$21,749

Subject only to the State multiplier as applicable.

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This is a final administrative decision of the Property Tax Appeal Board which is subject to review in the Circuit Court or Appellate Court under the provisions of the Administrative Review Law (735 ILCS 5/3-101 et seq.) and section 16-195 of the Property Tax Code. Pursuant to Section 1910.50(d) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(d)) the proceeding before the Property Tax Appeal Board is terminated when the decision is rendered. The Property Tax Appeal Board does not require any motion or request for reconsideration.

Chairman

Member	Member
Member	Member

DISSENTING: ____________ ____________

<u>CERTIFICATION</u>

As Clerk of the Illinois Property Tax Appeal Board and the keeper of the Records thereof, I do hereby certify that the foregoing is a true, full and complete Final Administrative Decision of the Illinois Property Tax Appeal Board issued this date in the above entitled appeal, now of record in this said office.

Date: September 15, 2026

Clerk of the Property Tax Appeal Board

IMPORTANT NOTICE

Section 16-185 of the Property Tax Code provides in part:

"If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel after the deadline for filing complaints with the Board of Review or after adjournment of the session of the Board of Review at which assessments for the subsequent year or years of the same general assessment period, as provided in Sections 9-125 through 9-225, are being considered, the taxpayer may, within 30 days after the date of written notice of the Property Tax Appeal Board's decision, appeal the assessment for such subsequent year or years directly to the Property Tax Appeal Board."

In order to comply with the above provision, YOU MUST FILE A PETITION AND EVIDENCE WITH THE PROPERTY TAX APPEAL BOARD WITHIN 30 DAYS OF THE DATE OF THE ENCLOSED DECISION IN ORDER TO APPEAL THE ASSESSMENT OF THE PROPERTY FOR THE SUBSEQUENT YEAR OR YEARS. A separate petition and evidence must be filed for each of the remaining years of the general assessment period.

Based upon the issuance of a lowered assessment by the Property Tax Appeal Board, the refund of paid property taxes is the responsibility of your County Treasurer. Please contact that office with any questions you may have regarding the refund of paid property taxes.

PARTIES OF RECORD

AGENCY

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APPELLANT

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